

Planning Board Agenda for

City of Manchester, New Hampshire

Planning Board

Held on: May 25, 2006 at 6:00 p.m.

One City Hall Plaza

Manchester, NH 03101

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MANCHESTER PLANNING BOARD

BUSINESS MEETING

Thursday, May 25, 2006 – 6:00 p.m.

City Hall, Third Floor – Aldermanic Chambers

I. ADMINISTRATIVE MATTERS: (See Enclosed)

1. Approval of Minutes of Meetings held on April 13, 2006 and April 27, 2006.
2. Annual organizational meeting/election of officers of the Planning Board.

II. REGULATORY MATTERS:

(Tabled Items)

- | | | | |
|----|------------|---|--------------------------|
| 3. | S-09-2006 | Property located at 19 Stockholm Street, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc. for Brian & Janet Smallman
Public Hearing: April 13, 2006 | [Staff Report] |
| 4. | S-11-2006 | Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 sq. ft. single family building lot – Daniel Young for Wendy & Michael Becker
Public Hearing: Mar. 09, 2006 | [Remain on Table] |
| 5. | SP-12-2006 | Property located at 21 South Elm Street, an application for site plan approval for the construction of an eight (8) unit townhouse dwelling with on-site parking – Northpoint Engineering for Dream Homes of New England
Public Hearing: April 13, 2006 | [Remain on Table] |
| 6. | SP-13-2006 | Property located at 1207 Hanover Street, an application for site plan approval for the construction of a 19,568 sq. ft. building for warehouse/retail use, with loading and parking – Bedford Design Consultants, Inc.
Public Hearing: April 13, 2006 | [Recommendation] |
| | CU-14-2006 | Property located at 1207 Hanover Street, an application for a conditional use | |

permit for occupancy with retail space in a multi-tenant building – John Urdi
Public Hearing: April 13, 2006

7. PD-08-2006
SP-10-2006 Property located at 161 South Beech Street, an application to create a planned development, and for site plan approval for the construction of a four story, twenty-nine (29) unit apartment building, and conversion of a vacant church to retail sales/office space – Granite State Surveying, for Families in Transition
Public Hearing: April 13, 2006 **[Recommendation]**

- CU-11-2006 Property located at 161 South Beech Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for 29 apartment units, and retail/office space – Families in Transition
Public Hearing: April 13, 2006

(Current Items)

8. S-35-2005 Property located at 65 Lewis Street, an application to subdivide property into two (2) lots – Duval Survey, Inc. for Michael & Mary Card **[Recommendation]**
9. S-10-2006 Property located at 117 Youville Street, an application to subdivide property to create a two-family building lot – Joseph M. Wichert for Lauren Blaney & George Manthorn **[Recommendation]**
10. PD-04-2006 Property located on Dunbarton Road, an application to create a planned development with the construction of seven (7) single family dwelling units – TF Moran, Inc., for Sandy Hills Realty, LLC **[Staff Report]**
11. SP-09-2006
PD-07-2006 Property located at 73 West Brook Street, an application to expand a planned development, and for site plan approval for the construction of a 15,430 sq. ft. office building, a parking garage with 32 spaces, and a pedestrian connector to the existing building – LaVallee/Brensinger Professional Association for Public Service of New Hampshire **[Recommendation]**
12. CU-12-2006 Property located at 386 Union Street, an application for a conditional use permit to allow a proposed laundromat use of the property – KNA for Stephen Joseph and Assoc.
- SP-11-2006 Property located at 386 Union Street, an application for site plan approval for construction of a 4,000 sq. ft. one-story building for use as a commercial laundromat - KNA for Stephen Joseph and Assoc. **[Staff Report]**
13. SP-15-2006 Property located at 70 Keller Street, an application for site plan approval for the construction of a 31,109 sq. ft. two-story automobile dealership, with parking, vehicle display and storage areas
HTA, Consulting Engineers for Team Nissan **[Staff Report]**

- CU-17-2006 Property located at 70 Keller Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for auto sales and service establishment – HTA for Team Nissan
14. PD-05-2006 Property located at 1055 Bridge Street, an application to create a planned development by construction of five (5) single family dwellings – CLD, Consulting Engineers for Janice & Frank Hobbs **[Staff Report]**
15. PD-08-2003 (Amendment) Property located on Riverfront Drive, an application to modify a previously approved project by adding boat docks to River Landing at Amoskeag Falls – KNA for Hampshire Ventures, Inc. **[Staff Report]**
16. CU-16-2006 Property located at 215 Lake Avenue, an application for a conditional use permit to provide less parking than required by the zoning ordinance for retail uses – Jose Garcia, agent
(Ratification of phone poll taken by the staff on 5/12/06)

III. OTHER BUSINESS ITEMS:

17. Planning Board review of a request to amend the City of Manchester zoning map by extending the R-SM (Residential Suburban Multi-Family) zoning district to include a 3.9 + acre tract currently zoned IND. The property is located on the south side of Holt Avenue, between Waverly Street and East Industrial Park Drive.
18. A request by John Ragonese, 425-431 Lake Avenue, for an extension of time to the site plan approval granted by the Planning Board on 5/26/05 (SP-12-2005).
19. Review of new applications for determination of Regional Impact.
20. Any other business items from Staff or Board.